

Staff Variance Report  
For  
August 5, 2014 Commission Meeting

“A” category = staff recommendation is for approval with no equal alternatives because of noncompliance is not adverse.

“B” category = staff recommendation is for approval with equal alternatives as stated by the proponent.

“C” category = reserved, meaning staff believes Commission needs to discuss entirety.

“D” category = recommendation is for denial.

“I” category = incomplete (with permission of the Chairman).

“NVR” category = no variance required.

NOTE: All staff recommendations presume code statements on the variances by the applicant are correct, unless otherwise noted. This means that all code statements become conditions of the variances and, if not true, the variances would be subject to Commission sanction. All LBO and LFO responses that they have received a copy of the application for variance are in order, unless otherwise noted.

**Tabled Variances:**

- |          |   |   |
|----------|---|---|
| 14-05-14 | D | <p><b>Fifth Third Bank Security Entrance Vestibule (U.S. 31) – Indianapolis</b><br/>Project #367651<br/><i>The code requires exiting from a building without the use of a key, special knowledge or effort and does not allow passage through more than one door equipped with a delayed egress lock before entering an exit.</i> Full functioning fire alarm system will be installed to immediately release magnetic locks upon activation of system. Variance states detailed operational procedures will be offered to indicate code compliance, none received with variance. This is a critical public safety element and is a barrier to necessary and immediate exiting. Tabled by proponent. Tabled by proponent. <b>Tabled by proponent.</b></p> |
| 14-05-15 | D | <p><b>Fifth Third Bank Security Entrance Vestibule (W. Washington) – Indianapolis</b> Project #367654<br/><i>Same as 14-05-15.</i> Tabled by proponent. Tabled by proponent. <b>Tabled by proponent.</b></p>  |
| 14-06-18 | D | <p><b>8560 Broadway – Merrillville</b><br/><i>Code required sprinkler system will not be maintained per code requirements.</i> System has been tested and found to have leaks. Cost to repair system is estimated at \$28,890. How big is this building and how is it used? Tabled by proponent. <b>Tabled by proponent.</b></p>  |
| 14-06-19 | C | <p><b>Midwest Torah Center – South Bend</b> Project #368251<br/><i>Code required fire suppression system will not be installed.</i> The first floor will be Demolished, two kitchens, storage, restroom facilities, coat room and multipurpose room additions will be added on. Second story will be added on to</p>  |

and consist of 4 bedrooms, game room, copier room, offices, library/study and restrooms. Minimum of two fire extinguishers would be placed in public areas on each floor in view. Heat detectors will be installed in each kitchen. Imposition of the rule would result in a 20% increase in the project.

Are the alternatives sufficient to offset the hazards? What is the total cost of the project? Tabled by Commission for proponent to price a 13D system. **Tabled by proponent.**

- 14-06-21 CI **Chi Omega Sorority – West Lafayette**  
*Required standpipes will be removed.* The building will be fully sprinklered with an NFPA 13 & 13R system. Are the standpipes required under the code of record? Does that code allow the use of the sprinkler systems instead? How big is the building? Tabled by Commission - no proponent. **Tabled by proponent.**
- 14-06-35 DI **McCordsville Office Renovation – McCordsville** Project # 367966  
*Code required service sink and drinking fountain will not be installed.* There are two different office spaces consisting of 1008 sq. ft and 785 sq. ft. per proponent tenant will be responsible for providing their own water, should they not wish to drink city water out of sink. Kitchen/restroom sink should provide adequate water to clean with. Tabled at request of proponent. **Tabled at request of proponent.**
- 14-07-25 (a)(b) B **Johnson Complex A Renovation Elevators 1,2, & 3 – Muncie**  
 (a) *Code required suspension means will not be installed on machine room less elevator.* 8 mm ropes will be installed in lieu of 9.5 mm. Elevator is compliant with the A17.1, 2010 edition, which has not been adopted by Indiana. Similar variances have been granted before.  
 B (b) *The code required governor rope will not be installed on a machine room less elevator.* The technology uses a 6 mm diameter governor rope in lieu of 9.5 mm, which is permitted in the A17.1 2010 edition, which has not been adopted in Indiana. Elevator is only designed for use with this governor rope. Similar variances have been granted before. **Tabled by Commission - incomplete.**
- 14-07-40 **Leffler's Tire Apartment - Peru**

## New Variances

- 14-08-1                      VOID
- 14-08-2              C              **Stair Supplies – Goshen**  
*Code required automatic sprinkler system will not be installed in spray booth and spray room. The building is fully sprinklered. It is Type II construction and the spray room is constructed with a one hour fire separation from the rest of the building. The Goshen Fire Chief sent letter supporting the variance.*
- 14-08-3              B              **250 Properties, LLC – Michigan City**  
*The code required emergency eye wash station will not be installed. New storage addition of 27,900 sq. ft will be added onto existing storage facility. Material within the facility is non- hazardous. Next door building has emergency eye wash station. The code requires a flow rate of 30 gpm. for fifteen minutes for the emergency eye wash station and this would require an up-sized pipe to accommodate the flow requirement.*
- 14-08-4  
(a)(b)(c)(d) B              **Sunny Meadow School – Nappanee**  
(a) *The code required illuminated exit signs will not be installed. The school is located in an Amish community that does not provide electricity. Highly reflective, photo- luminescent exit signs will be provided at all exit doors. There will be hard- piped L.P. gas lights or Coleman lanterns or Leacock lights installed for lighting.*  
B              (b) *The code required automatic sprinkler system will not be installed. The building is mixed use E/R-3 occupancy. This is a one room school house with fewer than 50 students, and a studio apartment will be provided to the teacher during the week. A long life battery operated smoke and heat detection system will be interconnected with alarms installed throughout the building. The classroom will have two exits.*  
A              (c) *The code required means of egress illumination will not be installed. This rural Amish school is not powered by electricity to power the emergency lighting.*  
A              (d) *The manual fire alarm system will not be installed. Per the proponent, given the small size of the school building, the manual pull station is not necessary.*
- 14-08-5              C              **North Commerce Drive and U.S. 6 Intersection Improvements - Waterloo**  
*A pair of 30,000 gallon above ground propane tanks will be 31 feet from the public way. They were previously 50 feet away. Code requires the tanks to maintain the distance that was required by the code that was in effect when they were installed. The proponent advises the change is needed for the public to acquire additional roadway right-of-way. A W-beam guardrail system will be used and has been crash tested by the National Cooperative Highway Research Program and the American Association of Transportation Highway Officials. The*

proponent advises the hardship is the relocation of the storage tanks that will cost \$75,000-\$100,000.

- 14-08-6      B      **Student Services and Activities Complex – Westville**  
*The code required 1-hour roof construction will not be provided in this Type I-B building.* The proponent advises certain elements of the roof assembly within the gymnasium will be unprotected, but an automatic fire sprinkler system with a minimum design density of not less than 0.15 gallons per minute in lieu of the 0.10 gallons per minute design density will be provided. The unprotected roof element itself is located 25-feet minimum above the floor. The intermediate level is located 15-feet above the floor. Similar variances have been granted in the past.
- 14-08-7      DI      **Muncie Central High School - Muncie**  
*A keypad-type lock system will be installed on two classroom doors.*  
The code requires egress doors to be readily operable from the egress side without the use of a key or special knowledge or effort. The proponent advises the locks are necessary to keep cognitive disabled students from exiting the classrooms. There will be adults in the classrooms who will be able to use the key pad to open the door; staff will have cell phones and will be issued a radio that has direct access to administrative personnel in the building and security officers. The proponent advises providing a hardware that meets code could decrease the safety of the students by allowing them to leave the building with no true understanding of the severity of the possible consequences for their behavior.
- 14-08-8      C      **Country Club of Terre Haute Hose Removal – Terre Haute**  
*Fire hose system will not be inspected annually as required by code.* The proponent advises the fire hose will not be used by the fire department. The hoses have not been inspected in years and the hardship is it would be costly to replace them. At this time they will not be removing hoses. Why aren't the hoses being removed? If they aren't being inspected and won't be used by the fire department, why keep them?
- 14-08-9      C      **IU Health Arnett Hospital MOB – Lafayette**  
*The code required emergency voice alarm and communication system will not be installed in an attached 3 story office building.* The 3 story MOB will be an expansion to a high rise building and only have a 2 hour fire barrier installed between the original building and the expansion. Both buildings are Type I- A construction with quick response sprinklers. Per the proponent, the cost to run voice alarm and communication system into the MOB is cost prohibitive. What is the cost?
- 14-08-10      C      **DJ/W LLC Plant Building - Columbia City**  
*The code required sprinkler system will not be maintained.* The request is to remove the sprinkler system prior to demolition of the entire building. To maintain the heating and electrical for the sprinkler system will be cost prohibitive

until the building is demolished. Is there anything stored in the building? When will the building be demolished?

- 14-08-11      C      **Triplex Remodel – Fort Wayne**  
*The code required sprinkler system will not be installed in an existing 3-dwelling unit building.* Proponent is building a 444 sq. ft. enclosed stairway/vestibule. The stairway/vestibule will be Type V-B construction built on the existing one-story on slab wood framed building. The addition maintains two means of egress from the apartment. Total cost of project is estimated at \$15,000. The cost of sprinkler system is estimated to be \$2,664. Is there public water available?
- 14-08-12      B      **Valparaiso Campus Ministries Building – Valparaiso**      Project # 371510  
*The code required fire wall will not be installed.* The new addition will not have a structurally independent fire wall, and the request is to use the existing chapel wall which is rated at 3 hrs. The proposed addition will be fully sprinklered with a fire alarm system.
- 14-08-13      C      **Batesville Christian Church Addition & Renovation – Batesville**  
Project # 371482  
*The required sprinkler system will be out of service in the lower level for a period of 1 to 2 months, due to the construction of a new addition, without a fire watch in place.* Two separate exits are provided from the sprinkled area, one directly to the exterior, and the distance from the exit to the opposite wall is less than 75’.
- 14-08-14      B      **Superior Hardwoods – Goshen**  
*The code required sprinkler system will not be installed.* Proposed wood working facility will make use of an NFPA 664 dust collection system in lieu of sprinkler system. This is a location with no readily available water source. Excessive cost to install sprinkler system, with the approximate cost to install well and storage tank at \$125,000. Similar variances have been granted.
- 14-08-15      C      **2014 Addition to Carefree Christian’s Missionary Church – Leavenworth**  
*The code required sprinkler system will not be installed in an over area building.* The existing and proposed addition will put the area over by 300 sq. ft. Per the proponent, the owner will limit the maximum occupant load to 299. The church has limited funds to install an automatic fire suppression system. What is the area of the addition? What is the cost of the project? What is the cost of the fire suppression system?

- 14-08-16 C **Lifespring Church – Bainbridge**  
*The code required sprinkler system will not be installed in a fellowship hall. The fellowship hall will be approximately 2,846 sq. ft., with table and chair seating area of 1,800 sq. ft., yielding an occupant load of 120. The exit travel distance will be less than 60 feet. The building will have a manual fire alarm system and smoke detection system throughout. The site does not have a water supply capable of supplying the sprinkler system. What is the total cost of the project? What is the cost to install a sprinkler system? Is the fellowship hall being used for food service daily?*
- 14-08-17 C **Turning Point Rehab Center – Indianapolis**  
*The proponent is requesting a score of 0 in lieu of a -28 for vertical openings. The building is being converted from a B occupancy to an R-4 rehab residential center. One of the open stairs is from the 2<sup>nd</sup> floor and the other is a second floor exterior stair. The building is a two story, Type V-B construction, divided in two by a 2 hour fire wall. The maximum travel distance is 65 feet.*
- 14-08-18 (a)(b) CI **Piston’s Bar – Evansville**  
 (a) *The code requires Chapter 34 evaluation on the entire building. The request is to use Chapter 34 for just buildings 1 and 2 due to wall separating building 2 and building 3 having openings in the party wall which are not permitted in a party wall. Proponent advises the two openings are protected. No Chapter 34 analysis was submitted with variance application.*  
 CI (b) *In order to pass a Chapter 34 analysis, proponent is required to use the points for a fully sprinklered building. The request is to have a partially sprinklered building. Proponent wishes to put an apartment over part of the bar and pool tables over the other area of the bar of the second floor. Proponent does not wish to sprinkler the basement or the roof area of the properties. No Chapter 34 evaluation submitted with variance application. What % of the building will be sprinklered and how many points are actually needed?*
- 14-08-19 CI **Brickyard Apartments – Evansville** Project # 372411  
*The code required 13R sprinkler system will not be installed. The project consists of 12 units that are 2 stories. In lieu of a 13R system, proponent is requesting to install a 13D system. Nearest city water to supply a 13R system is 2,900 feet away. The estimated cost to install the water line is \$87,000.*
- 14-08-20 AI **Rent One Store – Evansville** Project # 369268  
*The energy conservation code required vestibule will not be installed. This project is over 3000 sq. ft. The proponent advises that they will use the front door for moving large and small items through the main door, and a vestibule would create some physical maneuvering problems.*

- 14-08-21 BI **Meadow View Health & Rehabilitation – Salem**  
*The code prohibits an exit corridor from having a dead end of more than 20’.* The request is to create a dead end corridor of 75 feet, for two days. During the closure, the facility would implement a fire watch and, the facility is fully sprinkled.
- 14-08-22 AI **The Fields Apartments – Bloomington**  
*The emergency escape and rescue windows do not meet the code for a multi- unit structure built in 1997.* The code at the time required a minimum net clear open area of 5.7 sq. ft, the minimum net clear height dimension of 24” with a width of 20”, sill height shall not be above 44”. Window dimensions are height of 24” and a width of 27”, with a sill height of 14” but the net clear open area is only 4.5 sq. ft.9 Replacement of windows will create an undue hardship. Similar variances have been granted before.
- 14-08-23 A **Crescent Park Apartments- Bloomington**  
*The emergency escape and rescue windows do not meet the code for a multi- unit structure, apartments A-L.* The code at the time required a minimum net clear open area of 5.7 sq. ft. with the minimum net clear height dimension of 24” with a width of 20”, and sill height of 44”. Window dimensions are height 23”, width 37”, sill height 23” net clear open area of 6.19 sq. ft. Similar variances have been granted before.
- 14-08-24 C **Glenhaven Mgt. Co Inc – Michigan City**  
*The Platform and Stairway Chairlift Code required height of 14’ will be exceeded and power closing doors will not be installed once an alteration to the controller is complete on an existing, Vertical Wheel Chair Lift.* The travel will exceed the maximum allowed by code, by 7’ and the power doors will not be provided on the lift. This unit was installed in 2000, and has been not in service for four years. This unit provides access to handicapped people.
- 14-08-25 A **Citizens Energy Group- Langsdale Building 1 Indianapolis**  
*The accessibility code requirements for a shower will not be met.* Per proponent the shower facilities will only be used by ambulatory workers and there is no practical application for accessible facilities to be extended in this portion of the building. Accommodations will be made by the employer if the need arises, in accordance with Title I of the ADA.
- 14-08-26 B **Stonecutter Apartments - Bedford**  
*The code required shaft enclosure walls will not be provided.* Proponent is requesting that a complying score be provided for the Chapter 34 evaluation. This will be a 4 story court yard with a roof covering. The new addition will be Type III-B construction and will comply with the current code. Additional sprinklers will be provided at the ceiling level within 24 inches horizontally of the nonrated

openings into the courtyard on each floor level in both the addition and existing building. The existing windows into the courtyard are a historically significant feature of the building.

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| 14-08-27 | CI | <p><b>Bulldog Grill – Mentone</b> <span style="float: right;">Project # 368121</span></p> <p>(a) <i>The code required HVAC system will not pass Chapter 34 .The HVAC system supplies air and exhaust from more than one floor. Construction cost is anticipated to be \$70,000 to \$75, 0000. Chapter 34 evaluation provided.</i></p> <p>CI (b) <i>The existing building does not have the code required minimum number of compliant exits in order to be able to use Chapter 34. The proponent advises there will be (2) new exits provided, one in building 101 (corner building) and one in building 103 (mid-block). The proponent is asking that a year from the hearing date be granted to provide the exit in building 101, which is utilized as the bar and grill and two years from the hearing date be granted for building 103, which is utilized for toilet room purposes. The proponent states the hardship is it will cost \$24,750 to install an additional exit in building 101 and \$20,950 to install one in building 103.</i></p> <p>CI (c) <i>Chapter 34 requires passing scores for all categories. The request is to allow the change of use to exist while construction of required elements to meet Chapter 34 is completed over varying time frames.</i></p> |
| 14-08-28 | A  | <p><b>Laticrete Combustible Liquid Storage Rooms – Indianapolis</b></p> <p><i>The code required common path of travel will exceed 25 feet. The proponent states that the common path of travel in two 630 sq. ft. additional combustible liquid storage rooms will be 33 feet, in an H-3 occupancy. The rooms will have automatic sprinkler systems, smoke and alarm detection. They are used for closed container storage only, no dispensing. Additional egress doors from the room would displace storage capacity.</i></p>  |
| 14-08-29 | B  | <p><b>Miller Asbury Apartment – Greencastle</b></p> <p><i>The code required one-hour fire rated vertical shaft enclosure will not be installed in a (2) story vertical opening. The historic wood and glass double doors &amp; transoms at the upper level are not rated, and the stairs are open to the basement. The building is being converted from a school to apartments. Close spaced sprinklers are being provided at the opening. The calculated occupant load of each floor is 48. Similar variances have been granted.</i></p>   |
| 14-08-30 | BI | <p><b>TMF Center Addition – Williamsport</b> <span style="float: right;">Project # 363581</span></p> <p><i>Code required NFPA 13 fire suppression system will not be installed. Per proponent, the Town of Williamsport does not have enough volume or pressure to continue the fire suppression system into the new addition. A firewall and fire door will completely separate the addition from the previous building. Estimated cost to install a pump is \$100,000. to \$150,000. Similar variances have been granted before.</i></p>  |



- 14-08-31      NVR/I      **Kunkel Square Apartments - Evansville**  
*Alterations to the elevator will comply with A17.1,*  
 New elevator controller was installed along with Phase I and Phase II fire recall.  
 No shaft construction was done, in the alteration process; therefore no variance is  
 required for the shaft windows.
- 14-08-32      (a)(b)      BI      **US Gypsum South Board Warehouse Addition and Renovation – Shoals**  
*(a) The proposed un-separated additions plus the existing building area of*  
*270,051 sq. ft. will exceed the allowable area for Type II-B construction.*  
 Proponent states that the additions consist of the following: 39,359 sq. ft. South  
 Board Warehouse – S-1 occupancy, which will be sprinklered, 3,010 sq. ft.  
 Mobile Shop – S-1 occupancy, which will be sprinklered, 2,780 sq. ft. (2 levels) B  
 occupancy which will be sprinkled, and a 200 sq. ft. covered dock S-1 occupancy,  
 non -sprinklered. The project also includes conversion of an existing 10,053 sq. ft.  
 1954 building for roll paper storage, S-1 occupancy, with sprinklers to be added  
 to this area. An elevated steel catwalk will be added in the 1954 building to  
 connect 2 separate upper level spaces, classified as combination F-1 and S-1  
 occupancies. All additions and existing areas that have any combustibile fire load  
 involved in the process are protected with automatic sprinklers. Providing fire  
 walls for each addition would be a cost hardship, as well as an operational  
 hardship based upon movement of materials throughout the building.
- CI      *(b) The code required maximum egress travel will be exceed by 40 feet. An*  
 elevated cat walk will have an egress travel distance of 240 feet. The catwalk  
 traverses above a F-1, S-1, F-2 and B occupancies. Each end of the cat walk will  
 be sprinklered. How many feet is the entire cat walk? How many feet will not be  
 sprinklered?
- 14-08-33      (a)(b)(c)      C      **Turnstone Center Field House – Fort Wayne**  
*(a) An over area addition will not meet the code requirements of 60' side yards or*  
*a 3 hour rated wall with 40' side yards to obtain the unlimited area classification.*  
 The new field house/sports facility will be connected to the existing building via a  
 pedestrian link approximately 20 feet in length. Truestone provides therapeutic,  
 educational, wellness and recreational services to children and adults with  
 physical disabilities.
- C      *(b) The voice alarm system that is required when the occupant load is 1,000 or*  
*more will not be installed.* The building will be approximately 112,000 sq. ft. with  
 a mezzanine of approximately 14,000 sq. ft. The proponent states that the use of a  
 standard horn and strobe notification system will be sufficient, pre-recorded  
 voice-alarm commands will likely not be intelligible in the large volume space of  
 the building. The facility includes, 4 basketball courts, spectator seating, an  
 indoor swimming pool, fitness area, lockers and rest rooms, and administrative  
 offices. What is the occupant load? Why would they not be intelligible?
- C      *(c) Code required eye wash and emergency showers will not be installed in*  
*storage rooms classified as S-1 occupancies throughout the building.* The storage  
 rooms will not be used for storage of hazardous materials. Hardship is the cost to

provide these fixtures. Are pool chemicals not hazardous? What is the total cost of the project? What is the cost to install the fixtures?

- 14-08-34      C      **Hotel Broad Ripple – Indianapolis**      Project # 362922  
*New bathtubs and showers will not meet the minimum dimensions required for accessible showers, required roll-in shower dimensions are 30" x 60", within an accessible guest room. The proponent states there will be 9 guest rooms; the building is classified as Type V-B construction and was evaluated per Chapter 34, for the change of occupancy. A portable shower seat will be available to any guest in a wheelchair. Hardship is the disruption and cost to tear out and retrofit the as-built installation. What is the total cost of the project? What is the cost to retrofit one bathtub/shower?*
- 14-08-35      (a)(b)      C      **Angie's List Café – Indianapolis**  
 (a) *The code required NFPA 13 fire suppression system will not be installed in a building that has an increased occupant load and change of occupancy. The additional occupant load is 32 (475 sq. ft/15sq.ft per person). The building is being converted from an existing 2-story business/commercial to an employee dining facility (A-2 occupancy). The building is Type III-B construction with 1,140 sq. ft per floor. An exterior stair will be provided as the 2<sup>nd</sup> means of egress for the balcony. A smoke/fire alarm system will be installed. The balcony will provide outdoor seating for employees. What is the total cost of the project? What is the cost for a sprinkler system?*  
 B      (b) *The code required one-hour fire rated vertical shaft enclosure will not be installed in a (2) story vertical opening. A two story open stair will be permitted in the 2014 Indiana Building Code. Enclosing the new stair would have a significant impact on the useable space on each floor.*
- 14-08-36      AI      **Lawrenceburg High School New Secure Entry – Lawrenceburg**      Project #372221  
*The proposed un-separated additions plus the existing building area of 220,000 sq. ft. will exceed the allowable area for Type II-B construction. Proponent states that the new additions will consist of a new secure entry addition of 660 sq. ft. on the first floor, 38 sq. ft on the 2<sup>nd</sup> floor and renovations of 9,500 sq. ft on the 1<sup>st</sup> floor administrative area. The building is classified as an E occupancy with accessory assembly uses. The existing sprinkler system will be extended into the new addition. The new stair will be enclosed with a 1 hour fire barrier. It is impractical to provide a fire wall to separate the addition.*
- 14-08-37      CI      **Prince Street Cottages Apartments – Princeton**      Project #367168  
*Code required attic access doors will not be installed. The space created by pre-engineered wood trusses is not accessible and does not meet the definition of an attic. The spaces between the trusses are not usable due to inadequate headroom, truss webbing and draft stopping. The proposed Indiana Building Code contains an exception for roofs insulated above the deck.*

- 14-08-38 CI **Root Studio Building Conversion – Mishawaka**  
*The code required NFPA 13 fire suppression system will not be installed in a building that has an increased occupant load and change of occupancy.*  
 Proponent states that the project involves a conversion of an existing 1 story, plus mezzanine and basement. The building is a former bank building being converted into a restaurant (A-2 occupancy); the building is classified as Type III-B construction. An exterior balcony without roof cover will be added to the 2<sup>nd</sup> floor of the building and is 320 sq. ft. Egress from the mezzanine and balcony will be through the existing building adding an occupant load to the existing building. The proponent states that a fire alarm/smoke detection system will be installed throughout the building. The balcony is an important feature deemed critical to the success of the project.
- 14-08-39 (a)(b)(c)(d) CI **Moonburn on Morton – Bloomington**  
*(a) Code required NFPA 13 system will not be installed.* Building is over height for a 13R system per the required code. The building is a Type V-A construction over a Type 1-A podium building. The lower podium will have an NFPA 13 sprinkler system installed. The apartments will have an NFPA 13R sprinkler system on each floor with a control valve on each floor. Hardship is the cost of providing a full NFPA 13 sprinkler system in the 4 –story R-2 occupancy, due to the open-web floor joists cavity. How many apartment units are there?
- AI *(b) The code required elevator for accessible means of egress will not be provided with emergency power backup.* An area of refuge will be provided by stairway landing areas. Hardship is the cost to install and maintain an emergency generator on site. Previous variances have been granted.
- BI *(c) Exterior openings will exceed allowable area for openings permitted for fire separation in the R-2 occupancy.* The north wall will exceed area of opening by 5% and the south wall by 14%. Proponent states a quick response sprinkler system will be installed at ceiling level, within 12” horizontally of each exterior opening. Exterior windows are desired for natural lighting. Similar variances have been granted before.
- CI *(d) Exterior openings will exceed allowable area for openings permitted for fire separation on the 1<sup>st</sup> floor of the east, south and north exteriors walls.* Based on the code, 10% of each exterior wall is permitted to have unprotected openings. Actual openings will be approximately 57% on the east wall and 47% on the south wall, and 14% on the north wall. Proponent states that the opening is not permitted on the north wall due to it being located on the property line. The openings are mostly on the open parking garage exterior walls. The parking garage will be protected throughout with an NFPA 13 fire suppression system. The existing site does not permit increased distance from property lines, area. The exterior openings for the parking garage are needed to meet the natural ventilation requirements for an open parking garage.

14-08-40	C	<b>Concordia Lutheran Church and School – Fort Wayne</b> <i>The proposed un-separated addition plus the existing building area of 17,692 sq. ft. will exceed the allowable area for Type II-B construction. Existing building is 66,211 sq. ft. and the addition consists of a fitness room, field house, storage rooms, restrooms and a lobby. 3,900 sq. ft of the existing building will be renovated and sprinklered; 32,771 sq. ft of the existing building is sprinklered. The addition will be sprinklered. The addition will be separated from existing building with a 2 –hour fire barrier.</i>
14-08-41		<b>Sunrise Cabinets – Lagrange</b>
(a)(b)(c)	BI	(a) <i>Compliant means of egress illumination will not be installed.</i> Highly reflective photoluminescent exit signs will be installed in lieu of electrical exit sign. An interconnected wireless smoke/heat detection/alarm system will be installed throughout the building. This is a rural Amish community not serviced by electric. Similar variances have been granted before.
	BI	(b) <i>The code required sprinkler system will not be installed.</i> Proposed wood working facility will make use of an NFPA 664 dust collection system in lieu of sprinkler system. This is in a location with no readily available water source. Excessive cost to install a sprinkler system with a well and a storage tank. Similar variances have been granted before.
	BI	(c) <i>Code required illuminated exit signs will not be installed.</i> Highly reflective photoluminescent exit signs will be installed in lieu of electrical. Similar variances have been granted before.
14-08-42		<b>Dry Creek Furniture – Lagrange</b>
(a)(b)(c)		<i>Same as 14-08-41</i>
14-08-43	V	<b>Harmony –</b> VOID
14-08-44		<b>Still Waters Camp – Lexington</b> Project # 366381
(a)(b)(c)	CI	(a) <i>The electrical sub panel installed in an attic bathhouse does not meet the Indiana Electrical code requirements for clear working space or head room.</i> Per the proponent the electrical panel is accessed through an attic drop down ladder. To access the electrical panel and operate the breakers one must stand on the dropdown ladder. The approximate cost to move the electrical panel and rewire the existing building is \$4,000.00.
(d)(e)	CI	(b) <i>The code required handrails on a ramp for the bathhouse does not meet the code requirements.</i> Per the proponent the ramp is 38” wide, 12’3” long and has a vertical rise of 11 ¼”. Adding the required handrails will reduce the required clearance to 33”. The estimated cost to re do the ramp is \$ 1700.00.
	CI	(c) <i>The code required NFPA 13 sprinkler systems will not be installed in two VIP cabins.</i> The request is to install an NFPA 13R sprinkler system in lieu of an NFPA 13 sprinkler system. Per the proponent, the VIP cabins will be occupied by adults only. The cost of installing a commercial sprinkler system verses a residential system is much greater; the difference is \$1,240.00.

- CI (e) *The handrails and guardrails on VIP cabin #2 do not meet the code requirements.* The code requirement is 42” in height. Per the proponent, hand rails and guardrails are 30” in height. The ground level below the deck varies from 38” to 49”. The hardship is to replace the handrail /guardrails or to alter the landscaping so that the porch is less than 30” to the ground. Both of these would be expensive and hard to accomplish while keeping the cabin look and not obstructing the lake view. What is the cost to comply?
- 14-08-45 B **Double L Woodworking – Goshen**  
*The code required sprinkler system will not be installed.* Proposed wood working facility will make use of an NFPA 664 dust collection system in lieu of sprinkler system. This is in a location with no readily available water source. Excessive cost to install a sprinkler system with a well and a storage tank. Similar variances have been granted before.
- 14-08-46 **Storage Express – Indianapolis** Project # 370476  
 (a)(b) BI *The code required minimum foundation depths will not be met.* Request is to use a floating slab foundation in lieu of the required foundation. Site constraints dictate using turned down footings instead of traditional foundation depths. The site was built up by previous owner with large concrete slab, making it very difficult and expensive to excavate for traditional frost depth footings and foundations. Letter from an engineering firm sent in with application.
- 14-08-47 **Allen County War Memorial Coliseum Exposition Hall South Addition – Fort Wayne**  
 (a)(b) CI (a) *The code required maximum egress capacity will be reduced during construction of a new addition.* The duration of construction will be approximately 1 year. The current calculated egress occupant load is 15,429 for Expo halls 1, 2, and 3. During construction of the addition, it will be reduced to 13,035. The egress capacity will be restored when construction of the addition is complete. Per the proponent, the owner has agreed to limit occupant loads for the individual Expo 1 and 2 halls, should they be used individually, to the capacity of the temporary egress analysis sent with application.
- BI (b) *The code required one hour fire rating will not be installed on exposed steel support columns.* The building is a Type I-B construction. Additional sprinklers will be provided and designed to wash the non-rated columns and limit the temperature exposure from a fire. The hardship is the cost and difficulty of providing and maintaining fire proofing on the exposed steel columns.
- 14-08-48 **The Foundry at 304 – Bloomington**  
 (a)(b)(c) AI (a) *Code required common path of egress travel will be exceeded.* A new 4 story mixed use building, Type V-A construction will have large penthouses located on the fourth floor and larger apartments units located on the second and third floors, with a common path of travel greater than 75’. An NFPA 13R sprinkler system will be installed. The proposed Indiana Building Code will permit a common path of travel of 125’ in R-2 occupancies, which are fully sprinkled.
- (d)(e)

- DI (b) *Code required means of egress will not be provided.* Apartments and penthouses greater than 2,000 sq. ft will not be provided with two means of egress. Actual occupant load in these units will not be over 10. The owner's hardship is the difficulty and cost of providing a second exit out of the larger apartment units and penthouse units along with the desire to have high end units with large rooms and spaces. What is the total cost of the project? What is the cost to provide a second means of egress?
- BI (c) *The code required one hour fire rated corridor between two penthouses will not be met.* The window and door openings will be protected by close spaced sprinklers located on the room side designed to wet the surface of the non-rated window and door assemblies. Per the proponent, the owner desires to have a specific type of window and door which is not available in a fire rated assembly.
- CI (d) *Code required stairway to roof will not be installed.* Per the proponent, access to the lower roof will be provided from the fourth floor level and ladder access will be provided to the upper roof levels. A 3' x 4' hatch with a fixed ladder will be provided at the top of one of the stair enclosures to provide access to the upper level roof area. The owner's desire is to not have a stair enclosure extend above the roof lines of the building. The roof elevations vary in height and make it difficult to provide a typical stair access to the roof. What kind of fixed ladder will be supplied?
- CI (e) *Clothes dryer ducts exceed the 25' code requirement.* Clothes dryer exhaust ducts based on manufacture's installation and the use of Dryebox will exceed a maximum length of 25'. Per the proponent, Dryebox products reduce the friction typically created at the connections of the dryer, thus allowing a greater overall length. The remainder of the system will be designed based on the manufacture's installation instructions. Owner's hardship is providing a clothes dryer location that will permit a duct length not more than 25'.

14-08-49

(a)(b)

**St. Charles Borromeo Catholic Church – Fort Wayne**

- BI (a) *The code required fire wall will not be installed.* The new addition will have a fire barrier wall, along with non rated glass doors and windows in the addition to connect the two buildings. The addition is Type II-B construction.
- BI (b) *The code required fire doors and windows will not be installed in the 2 hour fire barrier wall.* The non-rated glazed doors and window openings will be tempered or laminated glass installed in gasket frames and will be protected by close space sprinklers 6' on center located on each side of the openings .The owners desire is to provide natural light to the existing sanctuary and visibility , without the cost and restrictions of fire rated assemblies.

14-08-50

**New Millennium Building Systems Addition – Butler**

*A B occupancy addition and canopy of 3,243 sq. ft. will put the existing F-2/S-2 occupancy of 252,713 sq. ft., non - sprinklered building over allowable area by reducing the required 60' side yard for an unlimited area building.* The addition is 1.2% of the total building area. The facility manufactures and stores steel products; the addition will house equipment to support the manufacturing of steel products.

- 14-08-51  
(a)(b)
- Woodland Corporate Park Building VII – Indianapolis**
- CI (a) *A 1 hour exit passageway has a code prohibited opening in a stairway.* The 3 story office building, Type II-B construction of 119,046 sq. ft has a 1- hour exit passageway for the north stair that has prohibited openings from the “data center power” room. The building will have an NFPA 13 fire suppression system. The hardship involves the need to maintain an interior door accessing this room for maintenance purposes.
- BI (b) *The code required stair enclosure from the 1<sup>st</sup> and 2<sup>nd</sup> floor will not be provided.* The request is to allow the 3<sup>rd</sup> story section to be enclosed in a 1 –hour rated enclosure and the 1<sup>st</sup> and 2<sup>nd</sup> floor be protected with 12” draft curtains and sprinklers at a maximum of 6’ on center. The proposed design meets the intent of exception 9 Section 1020.1. Owner’s hardship involves the open stair concept for two floors to allow ease of communication for employees.
- 14-08-52
- C **Brookdale Robin Run Village Assisted Living Addition – Indianapolis**  
Project #371699
- The building exits and exit discharge will not be maintained during the building of an addition.* Per the proponent, this is a 3 story assisted living facility that will have to temporarily redirect occupants from D wing and F wing through a 2 hour fire separation in E wing. During construction, signage will be provided at the entrances to the stair enclosure and within the stair enclosure in D wing, directing occupants to the basement level. Signage will also be located in the existing basement corridor directing occupants through a two-hour fire separation that will serve as a horizontal exit. Residents in F wing will be instructed to exit as usual through the stair at the east end of F wing and travel across the courtyard to the E wing entrance. The proposed assisted living addition needs to be physically connected to the existing independent living apartment building. How long will the addition take to build?
- 14-08-53  
(a)(b)
- Goshen High School Renovation & Addition – Goshen**
- A (a) *An over area high school building will be put into further non compliance with a 16,000 sq. ft. 2 story addition.* The existing high school is three stories with previous variances to unlimited area provisions. The first floor addition of approximately 14,000 sq. ft will be 6.6 % of the overall first floor sq. ft of approximately 210,000 sq. ft. the second floor addition of approximately 1400 sq. ft. is only approx 1.5 % of the overall second floor sq. ft of approximately 94,000 sq. ft. the existing building and this addition, meet al other unlimited area provisions, Type II- B construction and 60’ of open frontage. The cost of providing structurally independent fire walls between the addition and the existing school building is not cost effective when the entire building is provided with an automatic fire suppression system.
- C (b) *The code permitted travel distance for a sprinklered building will be exceeded by 50’.* With the new addition, the travel distance will be increased by 80’ The previous travel distance was 220’. The new travel distance will be 300’. The new addition will have an NFPA 13 sprinkler system. The hardship involves the cost

and difficulty to provide horizontal exits or exit passageways in order to reduce the travel distance.

- 14-08-54      AI      **1014 E. Thornton Dr. Windows - Bloomington**  
*The emergency escape and rescue windows do not meet the code for a multi- unit structure built in 1992. The code at the time required a minimum net clear open area of 5.7 sq. ft, the minimum net clear height dimension of 24” with a width of 20”, sill height shall not be above 44”. Window dimensions are height of 22.5” and a width of 31”, with a sill height of 32” and the net clear open area is only 4.84 sq. ft. 3 replacement of windows will create an undue hardship. Similar variances have been granted before.*
- 14-08-55      C      **519 Main Street Building Renovation – Lafayette**      Project # 369226  
*The code permitted sprinkler system will not be installed on the first floor of a three story building. Chapter 34 analysis was scored with the building being fully sprinklered. The second and third floors consist of 4 tenant spaces and will be fully sprinklered and fully alarmed prior to occupancy. The basement will be fully sprinklered and alarmed. The first floor will be sprinklered when a tenant is found and not longer than 1 year if the variance is granted.*
- 14-08-56      A      **Stor America – Bridgewater – Fort Wayne -**      Project # 372324  
*The Energy Conservation Code required vestibules will not be built. Buildings A, C and E will not have vestibules built. These are self storage buildings that are climate controlled, cooled to 80 degrees and heated to 55 degrees. Vestibule doors will not have any appreciable benefit to public welfare, since they would likely be propped open.*
- 14-08-57      A      **Stor America – 146<sup>th</sup> St. Westfield**      Project # 372330  
*The Energy Conservation Code required vestibules will not be built. The vestibules will not be provided on 4 entrances to the building. This is a self storage building that is climate controlled, cooled to 80 degrees and heated to 55 degrees. Vestibule doors will not have any appreciable benefit to public welfare, since they would likely be propped open.*
- 14-08-58      AI      **1721 S. Highland Ave. Windows – Bloomington**  
*The emergency egress window does not meet the minimum clear height requirement per the code of record. The 1990 Indiana Residential Code requires emergency egress windows to have a clear height of 24”. The existing window has a clear height of 23”. The proponent advises the cost will be excessive as well as the hardship for the family who resides in the home.*
- 14-08-59      C      **Cicero Restaurant Remodel – Cicero**      Project #370064  
*Exposed combustible roof framing over exterior patio space will not be protected by sprinkler system as required by code. The proponent advises, at the request of the Cicero Fire Department, the area will be restricted from smoking and open flame, decoration and furnishings will be of fire resistant construction, and egress*



from this outdoor area will have sufficient illumination to ensure that occupants are able to discharge to a safe area. The proponent states that fire protection of the exterior canopies would require a second fire protection system and is financially infeasible.

- 14-08-60 CI **Revery Restaurant Renovation – Greenwood** Project #372102  
*The proponent is requesting a score of 0 in lieu of a -7 for vertical openings. The 1<sup>st</sup> floor of the building is being converted from an office, B Occupancy, to a restaurant, A-2 Occupancy. One of the exits from the 2<sup>nd</sup> floor office area is an open stair and the second is an exterior stair. The building is two stories, Type III-B construction, with 4,580 sq. ft. per floor. The proponent advises the proposed 2014 Indiana Building Code would allow the stair to be opened. A fire alarm and smoke detection system will be provided throughout the building and the travel distance will be 105 feet from the second story, while the code allows 200 feet. The proponent advises the hardship is enclosing the stair in 1-hour construction due to the requirement for the floor and supporting construction to be 1-hour rated.*
- 14-08-61 CI **138 E Spring Street Change of Occupancy – New Albany** Project #368951  
*The existing building does not have the code required minimum number of compliant exits in order to be able to use Chapter 34. The code requires the distance between two means of egress to be one half the diagonal distance. The proponent advises one half the diagonal distance should be 48 feet, but there is only 33 feet between the two exits. The proponent states if the building was equipped with an automatic sprinkler system, the separation distance could be one-third the diagonal distance, which would require the distance to be at least 32 feet. The request is to install a fully automatic fire alarm system in lieu of a sprinkler system. The proponent states installing a sprinkler system, and/or the construction of an additional stair tower would create an undue financial hardship and create significant damage to the historical character of the building. It is in a National Historic District and is eligible for the National Register.*
- 14-08-62 AI **YMCA Wells County New Facility - Bluffton** Project #368220  
*The code required sprinkler system will not be provided in the room containing the pool. The proponent advises the building is Type II-B construction. The building will be sprinklered throughout except for the room that contains the pool. The proponent states the hardship is the cost of installing a sprinkler system over an area with no fire hazard, and the cost of maintenance in a pool atmosphere.*
- 14-08-63 CI **Beckwith Memorial Park Splashpad – Indianapolis**  
*The code required unisex public toilet, lavatory, dressing facilities, and baby changing station, will not be provided. The proponent advises the primary users comes from the adjacent apartment complex or the adjacent Boys and Girls Club, both of which have restrooms located within 300 feet from the splash pad. The splash pad will only be operated during the summer. The proponent states the*

hardship that would be endured by installing a restroom is public safety and security, due to the fact that this is a high crime area.

- 14-08-64 AI **College Park Elementary School (Phase 1) – Indianapolis** Project #360191  
*The code requires the entire lens of a visual fire alarm to be a minimum of 80 inches above the floor. Approximately (12) visual alarms are mounted at 78 inches off the floor to the bottom of the lens. The code does permit visual alarms to be at lower heights when ceilings are low, but the ceilings in the school are not considered to be low. The proponent advises the hardship is raising the visual alarms 2 inches.*
- 14-08-65 AI **College Park Elementary School (Phase 2) Classroom Wind Additions – Indianapolis** Project #362206  
Same as 14-08-64
- 14-08-66 CI **9 on Canal – Indianapolis**  
(a)(b) (a) *The code required metal ductwork was not provided.* The proponent advises flexible duct was used in all rooms to make the final termination between the rigid ductwork and louver connections, because it was next to impossible to install the rigid duct and louvers in precise alignment. The proponent states the hardship is having to go back and demolish each room since all the rooms are drywalled and finished.  
(b) *The code required dedicated electrical service space of 6' above equipment or to the structural ceiling, whichever is lower was not followed.* The proponent advises piping and ductwork are in the same space as the electrical panel and is less than the required 6' or above. The proponent states the hardship is having to go back and demolish all existing pipes and drywall since all the rooms are drywalled and finished.
- 14-08-67 AI **Vision Academy at Riverside – Indianapolis** Project #367265  
*The code requires drinking fountains used primarily for children to have a spout of a maximum of 30" above the floor and a parallel approach centered on the drinking fountain.* The proponent advises there will be (4) sink-mounted drinking fountains that will have a spout 3/4" to 1" above the 30". The proponent states there are (3) other fountains that do comply as accessible fountains and the fountains in question are not required by Chapter 29 of the Indiana Building Code. The proponent states the hardship is lowering the spouts would require complete demolition of the as-built conditions.



